

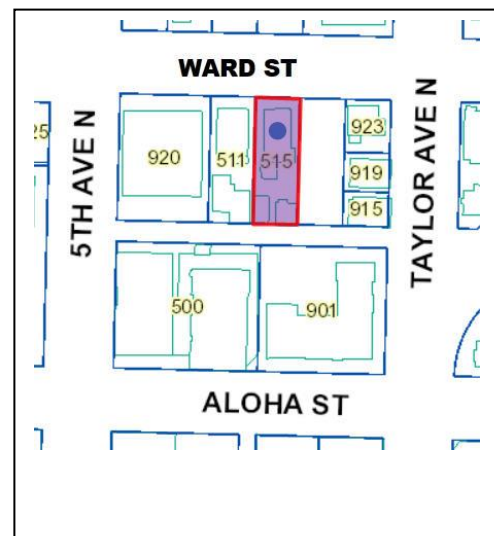


DESIGN GUIDANCE STREAMLINE DESIGN REVIEW

Project Number:	3018460
Address:	515 Ward St
Applicant:	Julian Weber
Date of Report:	Wednesday, June 16 th 2015
DPD Staff:	Colin R. Vasquez

SITE & VICINITY

Site Zone:	Lowrise Three (LR3)
Nearby Zones:	(North) Lowrise Three (LR3) (East) Lowrise Three (LR3) (South) Lowrise Three (LR3) (West) Lowrise Three (LR3)
Lot Area:	5,040 square feet.
Current Development:	Single Family Residence
Access:	Ward Street and an improved alley.
Surrounding Development:	Consist of single family and multifamily residences between 2 and 3 stories.
Environmental Critical Areas:	None.
Neighborhood Character:	The neighborhood is composed of various architectural styles and generations.



PROJECT DESCRIPTION

Streamlined Design Review to allow one 3-story structure containing five townhouse units. Surface parking for five vehicles and parking within one of the residential units to be provided. The site is vacant.

DESIGN DEVELOPMENT

The proposed development is located two lots west of the intersection of Ward St and Taylor Ave N on the south side of Ward St in the Uptown Neighborhood of Queen Anne.

Buildings adjacent and across the street from the project site range from 2-3 stories, comprised of single family, townhouses, and apartments.

The proposal is two and a half stories at the street front, responding to the surrounding neighborhood. The proposal maintains the existing pattern on the block by proposing a strong front yard connection to the street and responding to the topography of the site in the same manner as adjacent development.

The structure fits within the scale of the street as the building slowly steps down and away towards the alley. A strong connection with the street edge and the carved out portions of the structure along the east and west sides of the building serve as natural pockets of connection to the site and its users. Along the side of the building are modulations/articulations to allow for a variety of scales, landscape courts, and individual entrances.

The street facing units proposed are set below grade to reduce the scale of the project adjacent to the street and pedestrian sidewalk. The parapet heights along the east and west facades are modulated and landscaping is proposed to reduce the scale of the project for adjacent sites.

The street-facing units, units 1-2, each have a small stair to reach the front door, and are clearly marked with awnings and signage. Interior porches for units 3-5 are individualized and create a sense of ownership and identity. Units 3-5 are given the same opportunities for personalization, emphasized along the pedestrian pathways along the east and west property lines. Entries are provided with landscape courtyards and awnings provide protection from the elements.

The building entries are recessed and lined with cedar siding to highlight each entry point along the side walkways. This creates visual cues for pedestrians to understand where entry ways are along the east and west sides of the building. Each entry will have visibly present numerals.

Corner wrapping windows along the modulated east and west facades help to bring in more sunlight to the units. Additionally, the center unit will use operable windows on east and west facades to create opportunities for natural ventilation.

Large corner windows provide opportunities for eyes on the street and the pedestrian walkways.

Exterior lighting will be proposed along the main walkways and at each of the townhouse entries to maintain a well-lit path and signify the entries to each unit with well-lit front doors/addressing.

The interior spaces of each townhouse were arranged with the notion of how they are entered and how you would progress through a unit. Also, views of the downtown area were prioritized with large south corner windows and large open spaces such as the living spaces and master bedrooms.

The exterior walls are arranged with modulation, and proportional call outs of color to add a vibrant and effective aesthetic to the neighborhood. The use of accent panels help to explain the patterns of windows along the building and emphasize the corner windows.

The building modulates in areas that give definition to individual units, define entries, or create decks. These modulations were designed with the scale of our neighbors adjacent to and across from us in mind. Awnings and stoops are used on the front entries to match the aesthetics of the surrounding neighbors.

The accents of horizontal cedar siding is only used primarily along the first floor around entry doors. This creates a warm texture that is easy to identify and respond to. Also, the stairs on the pedestrian pathways are spaced to be comfortable to a user while going up or down the entire length of the site. Landscaping along pedestrian paths and at the street edge adds a natural texture among the permeable hardscaping.

A combination of cementitious panel and lap siding provide a durable and harmonious structure. Accents of cedar add great texture and detail to entrances, and enhance the overall quality of the project.

The design of the cascading pedestrian paths on the east and west side were inspired by the many already existing neighbor's pathways that lead down the existing topography. This project uses the natural sloping of the site as a positive growing space for landscaping. Each side of the building is lined with landscaping and permeable hardscaping to give life to the user's outdoor areas, as well as help rain water permeate into the ground naturally.

All new landscape and hardscape will work together to enhance the pedestrian experience along the street, and walkways within the site. Hardscape materials will be a combination of concrete and concrete pavers.

By locating parking at the rear of the site, vehicular impact on the daily cycle of the site is minimal. Vehicular access and circulation are restricted only to appear in the rear of the sight along the alley way. This arrangement makes it easy for vehicular and pedestrian traffic to safely work completely separate from each other.

PUBLIC COMMENT

DPD received four comment letters during the public comment period ending on April 22nd 2015. Their concerns included the following:

- The lack of available street parking during the day.
- The demand for street parking during construction by workers.
- The length of construction.
- The proposed height of the structure, the location of the penthouse staircase and the structures mass. They are concerned that this could cast a large shadow on their building and limit their solar access. Additionally, how this will disrupt their views of the city and space needle.

PRIORITIES & RECOMMENDATIONS

After considering the analysis of the site and context provided by the proponents, and hearing public comment, the Design Review Planner provides the following siting and design guidance. The Design Review Planner also identified the following Citywide Design Guidelines & Neighborhood specific guidelines (as applicable) of highest priority for this project.

STREAMLINE DESIGN GUIDANCE:

1. **Site Planning.** The proposed townhouses are located between Ward St and the alley. Pedestrian access has been proposed that provides street facing entries. Vehicle parking has been proposed at the rear of the site.
 - a. Maintain the modulation for the structure to maximize light and air opportunities to the east and west (CS2-D-5).
 - b. Add visual interest to the large expanse of paving within the parking area. Adding more landscaping or a change in surface to a pervious material (DC1-C2, DC2-D1, DC4-D2).
2. **Massing Compatibility.**
 - a. Maintain the setbacks and modulation to reduce the overall massing of the development. The height of the street facing stair penthouses shall not exceed the minimum requirements of the building and energy code. (DC2-A2, CS2-D-5).
3. **Further Treatment of Setbacks.** Setbacks provided at the perimeter of the site should provide usable pedestrian access for residents while also acting as a transition area to adjacent sites.
 - a. Develop the landscaping along the property lines to utilize multilayered sculptural landscaping to differentiate the semi-private resident setback from the public rights-of-way (DC4-D).
 - b. Utilize low-level buffer landscaping and cut-off lighting within each setback to create private, defensible and safe pedestrian spaces. Focused attention should be provided on the pedestrian pathways, the private amenity spaces and the unit entries (DC4-C).
 - c. Provide sufficient width along the east and west property lines adjacent to the vehicle parking area to incorporate vertical landscaping elements, in addition to code required screening. Vertical screening should be designed to help mitigate privacy impacts at ground level along the pedestrian pathways and the private amenity areas adjacent to residential uses (DC1-C2).

4. **Develop Amenity Space.** The development provides ground level amenities at the unit entries and common pedestrian pathway.
 - a. Design the private amenity spaces for the intended users. If spaces are to be used by all units, consider providing wide spaces at the primary walkway and focal landscaping. For the private amenity area, utilize landscaping to achieve a semi-private buffer between the spaces. The spaces should flow naturally and provide visual cues on whether the space is private or common (DC2-D).
 - b. Supply more information at the building permit stage, showing materials used for pervious paving, landscaping, lighting and fencing (DC4-D).
5. **Maximize Privacy.** Development must provide privacy for the adjacent structures.
 - a. Locate windows with high use living spaces in areas which obscure direct line of sight into adjacent structures window, private yards and also along common pathways through the site (CS2-D).
 - b. Walls along visible facades and facing residential units should avoid having large blank untreated areas (DC2-B2).
6. **Identifiable Residential Entries.** Residential entries are introduction to the site for residents and visitors.
 - a. Use residential lighting & signage as a point of continuity in the overall development (PL3-A).
 - b. Provide more detail on the use of lighting, signage, pavers and landscaping to frame and guide residents and visitors from the street to individual units (PL3-A).
7. **Develop Architectural Concept and Material Palette.** Choose durable materials to enhance the structure, add variety to the architectural form and knit the structures into the neighborhood context.
 - a. The proposal utilizes variety in massing, material patterning, color and size to add visual interest and break the façades into discrete sections. The structure form should articulate a clear architectural concept while providing a unified material palette. The structure is visually distinguished by the individual forms and fenestration. The architectural concept, use of material and modulation presented are important to the scale and visual interest of the structure and should be maintained at building permit submittal (DC4-A).
 - b. Given the scale of the central portion of the north facing façade, the following changes are recommended. The proposed orange material area should be changed to the wood material and the wood material area should be changed to the orange materials. Clarify the texture and construction of the exterior materials on the structures (DC4-A).
8. **Placement and Screening of Solid Waste and Recycling.** Provide the location of proposed solid waste and recycling storage.
 - a. Locate solid waste and recycling space to minimize visual impacts on the proposed residential units (DC1-C4).
 - b. Provide more detail on its screening (DC1-C4).

PRIORITY DESIGN GUIDELINES

The Neighborhood specific guidelines are summarized below. For the full text please visit the [Design Review website](#).

CONTEXT & SITE

CS2 Urban Pattern and Form: Strengthen the most desirable forms, characteristics, and patterns of the streets, block faces, and open spaces in the surrounding area.

CS2-D Height, Bulk, and Scale

CS2-D-5. Respect for Adjacent Sites: Respect adjacent properties with design and site planning to minimize disrupting the privacy of residents in adjacent buildings.

PUBLIC LIFE

PL2 Walkability: Create a safe and comfortable walking environment that is easy to navigate and well-connected to existing pedestrian walkways and features.

PL2-B Safety and Security

PL2-B-1. Eyes on the Street: Create a safe environment by providing lines of sight and encouraging natural surveillance.

PL2-B-2. Lighting for Safety: Provide lighting at sufficient lumen intensities and scales, including pathway illumination, pedestrian and entry lighting, and/or security lights.

PL3 Street-Level Interaction: Encourage human interaction and activity at the street-level with clear connections to building entries and edges.

PL3-A Entries

PL3-A-1. Design Objectives: Design primary entries to be obvious, identifiable, and distinctive with clear lines of sight and lobbies visually connected to the street.

PL3-A-3. Individual Entries: Ground-related housing should be scaled and detailed appropriately to provide for a more intimate type of entry.

PL3-A-4. Ensemble of Elements: Design the entry as a collection of coordinated elements including the door(s), overhead features, ground surface, landscaping, lighting, and other features.

PL3-B Residential Edges

PL3-B-1. Security and Privacy: Provide security and privacy for residential buildings through the use of a buffer or semi-private space between the development and the street or neighboring buildings.

PL3-B-2. Ground-level Residential: Privacy and security issues are particularly important in buildings with ground-level housing, both at entries and where windows are located overlooking the street.

DESIGN CONCEPT

DC1 Project Uses and Activities: Optimize the arrangement of uses and activities on site.

DC1-C Parking and Service Uses

DC1-C-2. Visual Impacts: Reduce the visual impacts of parking lots, parking structures, entrances, and related signs and equipment as much as possible.

DC1-C-4. Service Uses: Locate and design service entries, loading docks, and trash receptacles away from pedestrian areas or to a less visible portion of the site to reduce possible impacts of these facilities on building aesthetics and pedestrian circulation.

DC2 Architectural Concept: Develop an architectural concept that will result in a unified and functional design that fits well on the site and within its surroundings.

DC2-A Massing

DC2-A-2. Reducing Perceived Mass: Use secondary architectural elements to reduce the perceived mass of larger projects.

DC2-B Architectural and Facade Composition

DC2-B-2. Blank Walls: Avoid large blank walls along visible façades wherever possible. Where expanses of blank walls, retaining walls, or garage facades are unavoidable, include uses or design treatments at the street level that have human scale and are designed for pedestrians.

DC2-C Secondary Architectural Features

DC2-C-1. Visual Depth and Interest: Add depth to facades where appropriate by incorporating balconies, canopies, awnings, decks, or other secondary elements into the façade design. Add detailing at the street level in order to create interest for the pedestrian and encourage active street life and window shopping (in retail areas).

DC2-D Scale and Texture

DC2-D-1. Human Scale: Incorporate architectural features, elements, and details that are of human scale into the building facades, entries, retaining walls, courtyards, and exterior spaces in a manner that is consistent with the overall architectural concept

DC2-D-2. Texture: Design the character of the building, as expressed in the form, scale, and materials, to strive for a fine-grained scale, or “texture,” particularly at the street level and other areas where pedestrians predominate.

DC4 Exterior Elements and Finishes: Use appropriate and high quality elements and finishes for the building and its open spaces.

DC4-A Exterior Elements and Finishes

DC4-A-1. Exterior Finish Materials: Building exteriors should be constructed of durable and maintainable materials that are attractive even when viewed up close. Materials that have texture, pattern, or lend themselves to a high quality of detailing are encouraged.

DC4-A-2. Climate Appropriateness: Select durable and attractive materials that will age well in Seattle’s climate, taking special care to detail corners, edges, and transitions.

DC4-C Lighting

DC4-C-1. Functions: Use lighting both to increase site safety in all locations used by pedestrians and to highlight architectural or landscape details and features such as entries, signs, canopies, plantings, and art.

DC4-C-2. Avoiding Glare: Design project lighting based upon the uses on and off site, taking care to provide illumination to serve building needs while avoiding off-site night glare and light pollution.

DC4-D Trees, Landscape, and Hardscape Materials

DC4-D-1. Choice of Plant Materials: Reinforce the overall architectural and open space design concepts through the selection of landscape materials.

DC4-D-2. Hardscape Materials: Use exterior courtyards, plazas, and other hard surfaced areas as an opportunity to add color, texture, and/or pattern and enliven public areas through the use of distinctive and durable paving materials. Use permeable materials wherever possible.

DC4-D-3. Long Range Planning: Select plants that upon maturity will be of appropriate size, scale, and shape to contribute to the site as intended.

DEVELOPMENT STANDARD ADJUSTMENTS

Design Review Staff's recommendation on the requested adjustment(s) will be based upon the adjustment's potential to help the project better meet these design guideline priorities and achieve a better overall design than could be achieved without the adjustment(s).

Two adjustments have been requested.

SMC 23.45.518 Side Setback, The standard is 5 feet minimum and a 7 feet average. The proposal is 5 feet and a 6.2 feet average. This would occur along the east setback.

SMC 23.45.527 B.1. Façade Length, The standard is 65% of the lot length, which is 78 feet. The proposal is 86 feet for the east façade and 83.5 feet for the west façade.

Both adjustments results in articulation and modulation along the facades that provides rhythm and scale by breaking the massing into smaller elements. Privacy issues are taken into consideration on west façade by window placement and the east façade windows face an undeveloped lot (PL3-A, CS2-D-4, DC2-B, DC2-C, and DC2-D).

The added façade length results in articulated and modulated facades. The massing and scale is better suited to the site's topography and is respectful to the adjacent sites (CS2-D., PL3-C, CS2-B, and PL3-A).

STAFF DIRECTION

Staff recommends the project should move forward to Building Permit incorporating the guidance provided.

1. Please be aware that this report is an assessment on how the project is meeting the intent of the Design Guidelines. This review does not include a full zoning review. Zoning review will occur when the MUP plans and/or building permit is submitted. If needed and where applicable, SDR adjustments may be requested in response to zoning corrections.
2. Embed this report and your narrative response to the guidance into your building permit application.
3. All requested adjustments must be clearly documented in the building permit plans.